

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		ORIENT AVE, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	MCINNIS SHERRI			
Owner 2:				
Owner 3:				
Street 1:	46 ORIENT AVENUE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: MCINNIS NEIL & SHERRI -		
Owner 2: -		
Street 1: 46 ORIENT AVENUE		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Wood Shingle Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	
														</													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8000.000	320,600	2,700	462,000	785,300		52944
							GIS Ref
							GIS Ref
Total Card	0.184	320,600	2,700	462,000	785,300	Entered Lot Size	
Total Parcel	0.184	320,600	2,700	462,000	785,300	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		539.35	/Parcel: 539.35	Land Unit Type:	Insp Date
							10/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	320,600	2700	8,000.	462,000	785,300		Year end	12/23/2021	PRINT	
2021	101	FV	311,100	2700	8,000.	462,000	775,800		Year End Roll	12/10/2020		
2020	101	FV	311,100	2700	8,000.	462,000	775,800	775,800	Year End Roll	12/18/2019	Date	Time
2019	101	FV	245,200	2700	8,000.	455,400	703,300	703,300	Year End Roll	1/3/2019	12/30/21	04:37:19
2018	101	FV	245,200	2700	8,000.	349,800	597,700	597,700	Year End Roll	12/20/2017	LAST REV	
2017	101	FV	245,200	2700	8,000.	330,000	577,900	577,900	Year End Roll	1/3/2017	Date	Time
2016	101	FV	245,200	2700	8,000.	303,600	551,500	551,500	Year End	1/4/2016	08/05/19	09:19:05
2015	101	FV	231,700	2700	8,000.	283,800	518,200	518,200	Year End Roll	12/11/2014	clanam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2019	Permit Visit	DGM	D Mann
8/5/2019	Left Notice	DGM	D Mann
10/26/2018	MEAS&NOTICE	HS	Hanne S
3/24/2009	Measured	197	PATRIOT
3/7/2000	Inspected	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Entry Denied	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	52944
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

